

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION 609 West Navajo St., West Lafayette, Indiana Council Chambers

February 17, 2009

The meeting was called to order at 8:35 a.m. Mr. Oates, President of the Redevelopment Commission presided.

Secretary Sorensen called the role.

Present: Steve Curtis, Diane Damico, Larry Oates,
Linda Sorensen, Dottie Rausch, Janet Elmore
Absent: Gary Lehman

Mayor Dennis swore in Council appointee, Diane Damico to the West Lafayette Redevelopment Commission for the year 2009.

Old Business:

Minutes

Ms. Sorensen moved to approve the minutes of the January 20, 2009 Redevelopment Commission meeting. Ms. Damico seconded. Ms. Damico noted an error on page 5. The minutes were approved as corrected with a vote 4-0.

Other

There was no further Old Business.

New Business:

Dr. Killion Presentation

Superintendent of Schools, Dr. Rocky Killion, expressed his gratitude to the Redevelopment Commission, which under the leadership of President Oates, was able to make an interest-free loan to the West Lafayette Community School Corporation in October of 2008 to help cover the tax increment delay. Dr. Killion presented a check in the amount of \$575,000 on behalf of the school board, the administration, the staff and students for the full repayment of the loan. He thanked the Mayor for the cooperation of the City of West Lafayette with the West Lafayette Community School Corporation.

Mayor Dennis complimented the Commission on furthering a mutually beneficial relationship between the City of West Lafayette and the WLCSC. The school was in need, the City was in a position to provide some assistance at no cost to the taxpayers and it benefitted the entire community.

Review of Financial Reports

Redevelopment Commission Treasurer Judy Rhodes referred to the 2009 Redevelopment Commission Revenues and Expenses schedule. Transactions of the last meeting and those pending at present meeting were noted. Highlights of the report included debt payment and the pay 2008 TIF District settlements. Ms. Rhodes commented that there were a record number of late payments and delinquencies. The advanced draw process was explained by Ms. Rhodes and Mr. Oates. In the Sagamore Parkway TIF, the late payment of a major taxpayer represented a substantial shortfall. Ms. Rhodes stated that the request for advanced draw must be made by actual parcel number to the County Treasurer. Revenues and expenses for the KCB and Levee/Village TIF Districts were also discussed. An advanced draw for the Levee/Village TIF District is expected in the next several weeks. The Levee/Village TIF District had significant late payments and a delinquency of one of the large taxpayers. Ms. Rhodes stated the report is based on the proposed budget (discussed later in the meeting).

Payment of Claims

Ms. Damico motioned to pay the Levee/Village TIF claim in the amount of \$8,130.00. Mr. Curtis seconded. The claim from Light and Breuning was for the final invoice on the Wabash Landing Parking Garage Automation Project as explained by Tom Gall, T. J. Gall & Associates. This represents the end of the Automation Project and closes the purchase order.

The roll call vote:

Aye: Curtis, Damico, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF Claim passed 4-0.

Ms. Damico motioned to pay the Sagamore Parkway TIF claim in the amount of \$3,185.00. Ms. Sorensen seconded.

Dave Buck, City Engineer, stated the claim was for the continuing design for Phase I of the Yeager Road reconstruction. This is the preliminary engineering and environmental phase which determines the impact, the proposed scope of the project, and its effect on the surrounding environment. Mr. Buck explained the details of subsequent Phases II and III.

The roll call vote:

Aye: Curtis, Damico, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore TIF claim passed 4-0.

Ms. Sorensen motioned to approve the claim to transfer \$3,697,774.05 to the trustee for dispersal to the TIF allocation accounts. Ms. Damico seconded. The Levee/Village TIF District increment was in the amount of \$1,753,484.44 and the KCB TIF District increment was in the amount of \$1,944,289.61.

The roll call vote:

Aye: Curtis, Damico, Oates, Sorensen

Nay:

The motion to approve the claim passed 4-0.

Mr. Curtis motioned to approve the claim to transfer \$652,763.47 to the trustee for dispersal to the TIF allocation accounts. Mr. Curtis seconded. The Levee/Village TIF District increment was in the amount of \$309,540.18 and the KCB TIF District increment was in the amount of \$343,223.29.

The roll call vote:

Aye: Curtis, Damico, Oates, Sorensen

Nay:

The motion to approve the claim passed 4-0.

Tom Brooks, Jr., Attorney for the Redevelopment Commission, stated a refund is being processed for real estate taxes previously paid in error to the county on the Burnham's property.

Yeager Road Phase I – Supplemental Agreement #1

Mr. Dave Buck detailed the progress of the Yeager Road Project Phase I. It has been determined that a five lane travel cross section with a center turn lane is necessary. The details of Supplement #1 to the original design services contract were explained. There are three main phases to the project: engineering, land acquisition, and construction. Agreement expenses for engineering and right of way are reimbursed 80% by INDOT. The construction phase is anticipated to begin in 2011. The availability of funding and the impact on the project was discussed. The approval of Supplement #1 will be on next month's agenda.

Purdue Boathouse Presentation

Mr. Howard Taylor, Director of Division of Recreational Sports at Purdue University, gave a PowerPoint presentation illustrating the revised design and elevations of the proposed Purdue Crew boathouse. The project is estimated to cost \$1.75M. The new design has a reduced footprint and increased green space. The public component of the building is not affected by the new design. The second floor will remain unfinished for possible future completion. Illustrations of the site layout and exterior design were provided. The \$1.75M needed for the boathouse construction is from Purdue funding sources.

Mayor Dennis commented that the boathouse is a continuation of the cooperative effort with Purdue University, Purdue Recreational Sports and the City of West Lafayette. A major objective is to bring people to the river with a significant public component and is accordance with the objectives of the Wabash River Enhancement Corporation.

Public comments were heard and questions answered.

Mr. Curtis motioned to approve the conceptual boathouse building plans as presented and direct the Redevelopment Commission Attorney to finalize lease arrangements for Redevelopment Commission approval. Ms. Sorensen seconded.

The roll call vote:

Aye: Curtis, Damico, Oates, Sorensen

Nay:

The motion passed 4-0.

2009 Redevelopment Commission Budget

Mr. Oates said the objective is to put money in account categories for each TIF District which will eliminate the need to advertise for each individual project. The proposed appropriations and carryover amounts were explained by Redevelopment Commission Treasurer Rhodes. The Redevelopment Commission agreed to direct Treasurer Rhodes to advertise the proposed additional appropriations. The Commission will vote on the 2009 budget at the next scheduled meeting.

Next Meeting

The Commission confirmed the next meeting:

Tuesday, March 10, 2009 at 8:30 a.m.

Other

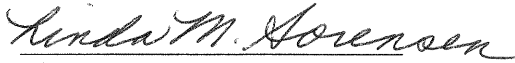
There was no further new business.

Public Comment

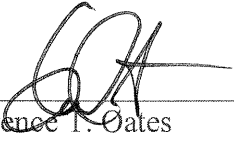
There was none.

Adjourn

On motion of Mr. Curtis and seconded by Ms. Sorensen, the meeting adjourned at 10:15 a.m.


Linda M. Sorensen
Recording Secretary

Approved:



Lawrence I. Oates
President

/djk